



SECONDARY INNOVATION PRECINCT SSDA

Community and Stakeholder
Engagement Outcomes

Prepared for
PYMBLE LADIES' COLLEGE
28 April 2025



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Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation

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1. INTRODUCTION

Urbis has been commissioned by Pymble Ladies' College (the College) to prepare this *Engagement Outcomes Report* in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs) as part of the preparation of an Environmental Impact Statement (EIS) and State Significant Development Application for the proposed Secondary Innovation Precinct (SIP) and Campus Commons (SSD- 79146716) to the Department of Planning, Housing and Infrastructure (DPHI).

This proposal is the final development included in the *Pymble Ladies' College Master Plan 2020* (Master Plan).

The last development under the Master Plan was the Grey House Precinct SSDA in 2021. The Grey House Precinct received substantial community feedback, with 127 community submissions, and was referred to the Independent Planning Commission (IPC) for assessment. Feedback from the IPC highlighted a need for more thorough community and stakeholder engagement for future SSDs on the campus.

The engagement strategy and approach detailed within this report has been designed to address the requirements of the DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (March 2024) (*Undertaking Engagement Guidelines*). It is directly informed by the IPC and DPHI's feedback on the engagement approach for the Grey House Precinct aiming to integrate learnings from this process and undertake a thorough community and stakeholder engagement process.

The comprehensive engagement approach taken was structured into three phases:

- Phase 1: Introduced the project's concept design to the community and stakeholders early on to gather initial feedback.
- Phase 2: Undertook formal consultation as part of the SSDA process to share the detailed design, discuss potential impacts, and collect feedback.
- Phase 3: Provided the community and stakeholders with information on the feedback received and presented the final proposal.

In addition to a thorough engagement process, the design of this SSDA proposal has been directly influenced by community concerns raised during the Grey House Precinct SSDA. These concerns included impacts on privacy, overshadowing and visual amenity. The project's location set back within the campus was carefully selected to minimise potential impacts on neighbouring properties minimising visual, privacy and overshadowing impacts.

As part of the engagement process the design approach aiming to minimise impacts on neighbouring properties was clearly communicated to the College's neighbours from Phase 1 and throughout the engagement process. This approach to early engagement indicating the design approach to minimise impacts on neighbours resulted in limited negative feedback from the community thus far.

This report has been prepared with reference to architectural plans prepared by 3XN and dated March 2025, the Department of Planning, Housing and Infrastructure's (DPHI's) *Undertaking Engagement Guide: Guidance for State Significant Projects* and the International Association of Public Participation (IAP2) Public Participation Spectrum.

2. LEGISLATIVE CONTEXT

In NSW, the preparation and evaluation of environmental assessments for state significant developments is legislated through the Environmental Planning and Assessment Act 1979 (EP&A Act). The EP&A Act outlines a series of statutory requirements for proponents seeking development approval. The EP&A Act includes specific requirements to provide community members and stakeholders with opportunities to participate in the planning process.

As such, this report has been prepared in line with the following guidelines and requirements:

- The Industry Specific Education SEARs issued for this project
- DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (March 2024) (*Undertaking Engagement Guidelines*)
- DPHI's *Community Participation Plan* (April 2024)
- The International Association of Public Participation's (IAP2) Public Participation Spectrum.

2.1. RESPONSE TO SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

The engagement activities and outcomes detailed within this report address the Secretary's Environmental Assessment Requirements (SEARs), as issued by the DPHI. The SEARs require demonstration of how the engagement to be undertaken for this project is consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

Table 1 provides the Industry Specific SEARs that are relevant to the delivery of community and stakeholder engagement for this project.

Table 1 Response to SEARs – SSD-79146716

SEARs item	Project response
26. Engagement	
Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: ▪ The relevant Department assessment team. ▪ Any relevant local councils. ▪ Any relevant agencies, including Transport for NSW ▪ If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	Engagement Outcomes Report

2.2. ALIGNMENT WITH UNDERTAKING ENGAGEMENT GUIDELINES FOR STATE SIGNIFICANT PROJECTS

This engagement outcomes report has been prepared in line with DPHI's *Undertaking Engagement Guidelines*, which provide guidance for the effective delivery of engagement to support the development of state significant projects in NSW. The *Undertaking Engagement Guidelines* provides a series of objectives for effective engagement. These community participation objectives are detailed in Table 2. This table also outlines where each objective has been addressed within this report.

Table 2 Community Participation objectives

	Objective	Where has this been addressed
1	Identify the people or groups who are interested in or are likely to be affected by the project.	Community and Key stakeholders are detailed in Section 4.2
2	Use appropriate engagement techniques. This includes: - considering the accessibility of how information is delivered - the avoidance of technical language and jargon so information can be easily interpreted by the audience - the adoption of non-written forms of engagement, where needed. <i>Appropriate engagement techniques are particularly important when engaging with specific groups, such as Aboriginal and Torres Strait Islander groups, where engagement should be a discrete, planned activity undertaken by and with experienced Indigenous engagement specialists.</i>	For an overview of engagement activities, see Section 5
3	Ensure the community are provided with safe, respectful and inclusive opportunities to express their views	For an overview of engagement activities, see Section 5
4	Involve the community, councils and government agencies early in the development of the proposal, to enable their views to be considered in project planning and design	For details of the approach to engagement with key stakeholders, such as community, council and government agencies, see Section 4.1
5	Be innovative in their engagement approach and tailor engagement activities to suit the: - context (e.g. sensitivity of the site and surrounds) - scale and nature of the project and its impacts - level of interest in the project.	For an overview of the project context, see Section 3.2 See Section 3.3: for an overview of the project.
6	Provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with.	See Appendix A and B for a copy of the community notification, which was used to provide the community with clear and concise information about the proposal, and details of how the community and
7	Clearly outline how and when the community can be involved in the process.	

	Objective	Where has this been addressed
8	Make it easy for the community to access information and provide feedback.	stakeholders may provide feedback on the proposal. Details of the engagement activities are provided in Section 4.3.
9	Seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns.	For an overview of engagement activities, see Section 5.
10	Provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions.	Community and stakeholder views are provided in Section 6.

Source: DPHI's Undertaking Engagement Guidelines for State Significant Projects – March 2024

Figure 2 Site location

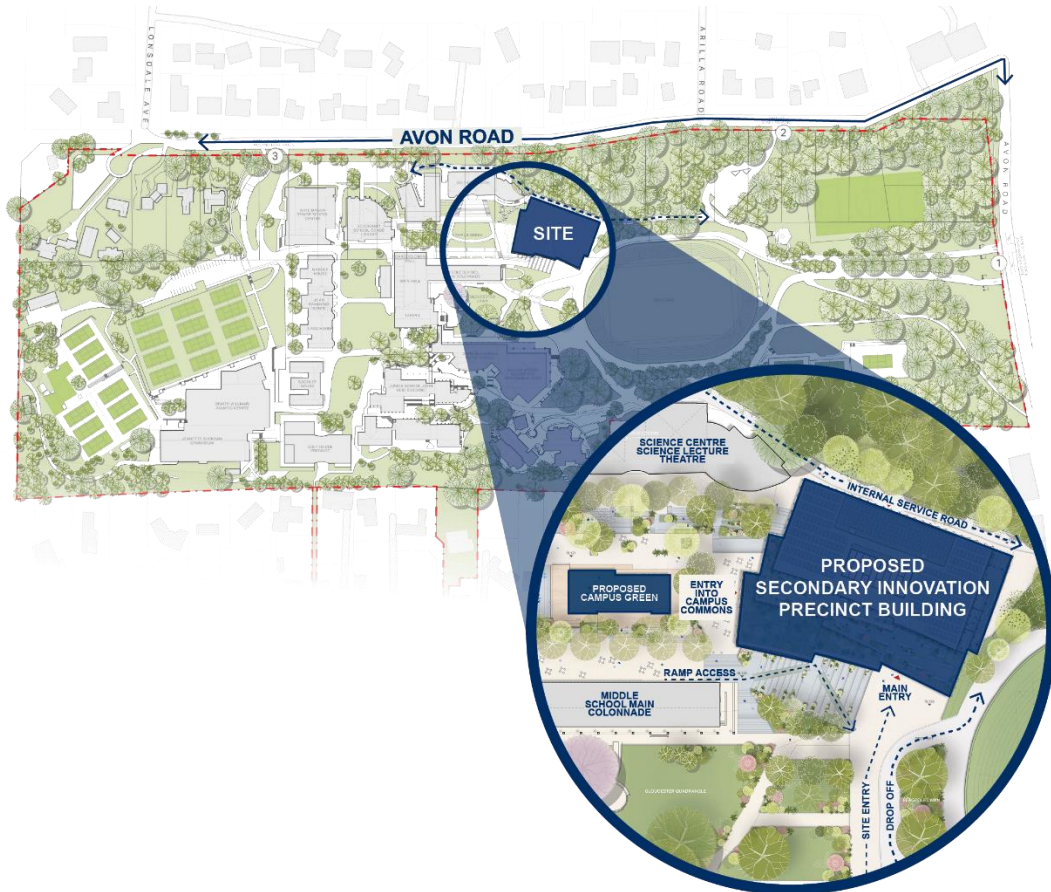
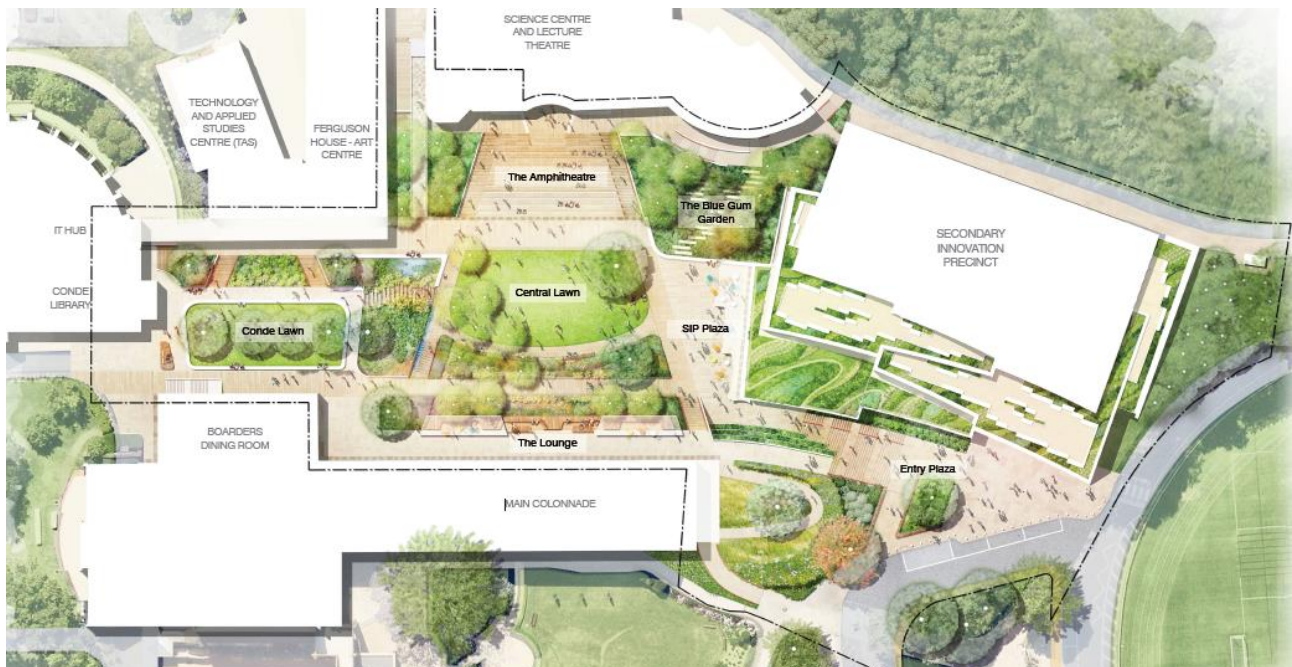


Figure 3 Proposed work areas on the site



Source: TCL

Key features of the site are as follows:

- The site accommodates the existing Pymble Ladies' College which accommodates Kindergarten to Year 12 students.

- Vehicle access to the College is provided via separate ingress and egress driveways on the northern and western sections of Avon Road.
- Pedestrian access is provided through multiple gates along Avon Road.
- The project area that is subject to this SSDA is located at the entrance to the College west of the oval.
- The project area slopes down from south to north with a fall from RL 124.50 at the southern corner to RL 116 at the northwest corner.

Key features of the locality:

The development context surrounding the site is a leafy suburban environment, predominantly made up of detached residential properties set within expansive gardens and along avenues lined with mature trees.

Recent developments of moderate-scale residential apartment buildings occur closer to the railway corridor. Two storey commercial establishments are located near to Pymble train station, specifically along the Pacific Highway and on the northern flank of the railway line.

- The site is located approximately 19km north west of the Sydney Central Business District.
- The College is situated approximately 200m from Pymble train station, situated on Pacific Highway and Pymble town centre.

The immediately surrounding locality is described as follows:

- **North:** Avon Road and Pacific Highway (approximately 400m).
- **East:** Residential uses, accommodating a mixture of dwelling houses and residential flat buildings.
- **South:** Avondale Golf Course.
- **West:** Avon Road, beyond which is a residential area characterised by detached dwelling houses.

3.2. PROJECT CONTEXT

3.2.1. Pymble Ladies' College Master Plan 2020

The Pymble Ladies' College Master Plan 2020 (Master Plan) guides the redevelopment of the College. The Grey House Precinct was the first major development to be guided by the Master Plan followed by this proposed project, the Secondary Innovation Precinct (SIP). The SIP is the final development in the Master Plan.

3.2.2. Grey House Precinct

In 2021, as part of the Master Plan implementation, a SSDA was submitted to redevelop the Grey House Precinct (SSD-17424905). Due to receiving 127 submissions, it was referred to the NSW Independent Planning Commission (IPC) for assessment. Feedback from the IPC highlighted a need for more thorough community and stakeholder engagement. In late 2022, IPC provided deferred approval with strict conditions of consent imposed for the Grey House Precinct development. A condition of deferred commencement included formation of a community consultative committee to ensure robust engagement was undertaken and considered prior to consent provided.

Concerns raised regarding the proposal included impacts on neighbouring properties in relation to bulk and scale, overshadowing of neighbouring properties, visual and privacy impacts, and concerns related to traffic and parking. Submissions received from community mainly related to loss of privacy and overshadowing of neighbouring properties. These issues were due to the location of the proposed development within the College Campus.

Construction for the Grey House Precinct is currently underway. It is expected to be finalised at the end of November 2025.

3.3. PROJECT DESCRIPTION

The project comprises demolition of several existing buildings and the construction of the Secondary Innovation Precinct, associated landscaping and Campus Commons at the Pymble Ladies College. The SIP is a five-storey building that will consolidate STEM based learning opportunities within the College.

The proposal seeks development approval for the Secondary Innovation Precinct (SIP) and Campus Commons at Pymble Ladies' College. The development comprises:

- Demolition of the existing Isabel Harrison, Dorothy Knox, John Vicars and Robert Vicars Buildings.
- Tree removal.
- Excavation of the basement level.
- Construction of the new five storey SIP building of RL 146.98m and including:
 - General Learning Spaces.
 - STEM teaching spaces.
 - Senior student facilities.
 - Function spaces.
 - Food and beverage facilities.
 - Associated amenities.
 - Storage and building services.
- 1 loading space within the basement (for service vehicles) accessible from the existing rear vehicle service road.
- Minor kerb realignment of the existing access road to the east of the SIP.
- Landscaping on the outdoor terraces and surrounding the building.
- The project also includes the Campus Commons, a significant garden lawn and amphitheatre connecting the SIP precinct to the rest of the campus.

4. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

This section outlines the engagement activities delivered between October 2024 to February 2025 raise community and stakeholder awareness of, and invite feedback on, the proposal. This engagement methodology and its outcomes have been informed and are consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

4.1. ENGAGEMENT OBJECTIVE AND APPROACH

The engagement objectives and approach have been informed by the International Association of Public Participation's (IAP2's) *Public Participation spectrum*, (Figure 3). and DPHI's *Community Participation Plan*.

Based on experience with similar projects, the anticipated level of impact on the surrounding community and stakeholders was determined to be moderate, resulting in the overall objective of engagement to be to inform and consult stakeholders and the community.

Figure 4 IAP2 Public Participation spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2

In line with DPHI's *Community Participation Plan*, the approach to engagement was informed by the objectives shown in Figure 4 and Table 3 below.

Figure 5 DPHI *Community Participation Plan* Objectives

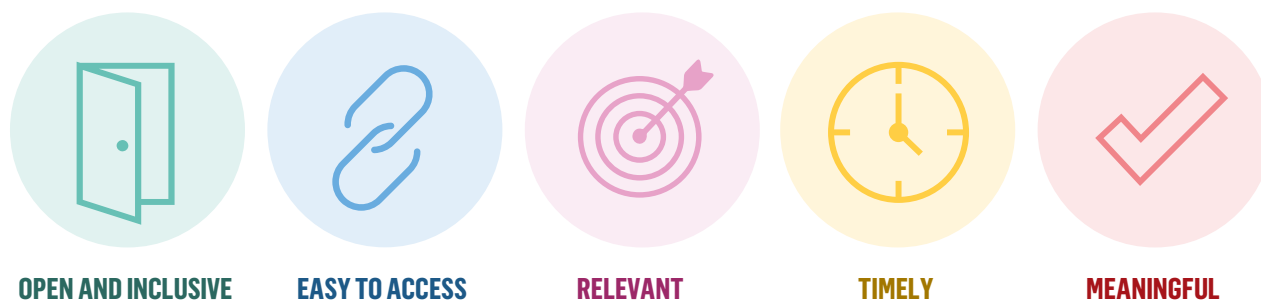


Table 3 Engagement approach and alignment with objectives

Approach	Alignment with objectives
Providing consistent, relevant, jargon-free and up-to-date information on the proposal, impacts, benefits, and the planning report process through accessible, tailored open lines of communication.	  
Identify potential impacts on stakeholders and the community, as well as measures to enhance potential positive impacts and minimise potential negative impacts, through genuine and consistent consultation. Add Open and inclusive	  
Providing methods for monitoring and opportunities for the community to give feedback to help inform the planning process. Add relevant, timely	 
Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders throughout the lifecycle of the project. Add Open and inclusive, easy to access, relevant	   
Facilitating information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project. Add Open and inclusive	 
Managing expectations by closing the feedback loop and sharing how stakeholder and community views influenced the proposal. Add Open and inclusive, easy to access,	  

4.1.1. Considering Grey House Precinct Learnings

As detailed in this report, the first development of the College's Master Plan, the Grey House Precinct, received significant community submissions leading to a referral to the IPC. IPC response highlighted the need for a more thorough community engagement.

To address this concern, the engagement process for this SSDA was conducted in three phases, ensuring early, proactive and comprehensive communication about the project, with careful consideration of feedback:

- **Phase 1: Project Introduction** - This phase focused on introducing the project to the surrounding community and key stakeholders, answering questions and responding to feedback.
- **Phase 2: Formal Consultation** - This phase involved formal consultation for the SSDA with community and stakeholders to assess the potential and perceived impact of the project.
- **Phase 3: Reporting back** - The final phase aimed to inform the community and stakeholders what feedback has been received and how the final project has responded.

4.2. COMMUNITY AND STAKEHOLDERS

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Described in DPHI's Undertaking Engagement Guide: Guidance for State Significant Projects, the community is anyone interested in or likely to be affected by the project. Table 4 outlines the stakeholders, engagement objective and forms of engagement delivered.

Table 4 Stakeholder identification

Stakeholder	Engagement objective	Forms of engagement
▪ Department of Planning Housing and Infrastructure (DPHI) – Planning and assessment team	▪ Consult: obtain feedback on the project.	▪ Meetings and emails relating to technical, strategic, and site-specific matters
▪ Ku-ring-gai Council, specifically: – Planning and Assessment team – Traffic and Transport team – Environment team	▪ Consult: obtain feedback on the project.	▪ Meetings and emails relating to technical, strategic, and site-specific matters
▪ Elected officials: – Ku-ring-gai Council's Mayor and Councillors – State Member for Wahroonga	▪ Inform: provide information on the proposal.	▪ Two Newsletters and email updates (October 2024 and February 2025) ▪ Offer of briefing to Councillors (not accepted at the date of drafting)
▪ Relevant agencies including: – Sydney Water – Transport for NSW – Ausgrid	▪ Consult: obtain feedback on the project and understand how the project may impact each agencies' service.	▪ Emails relating to technical and site-specific matters
▪ Aboriginal stakeholders including: – Registered Aboriginal parties, local knowledge holders and custodians	▪ Consult: obtain feedback on the project by providing balanced and objective information to assist in understanding the proposal's impacts and benefits.	▪ Consultation to inform Aboriginal Cultural Heritage and Assessment Report (ACHAR) and Connecting with Country Framework process including:

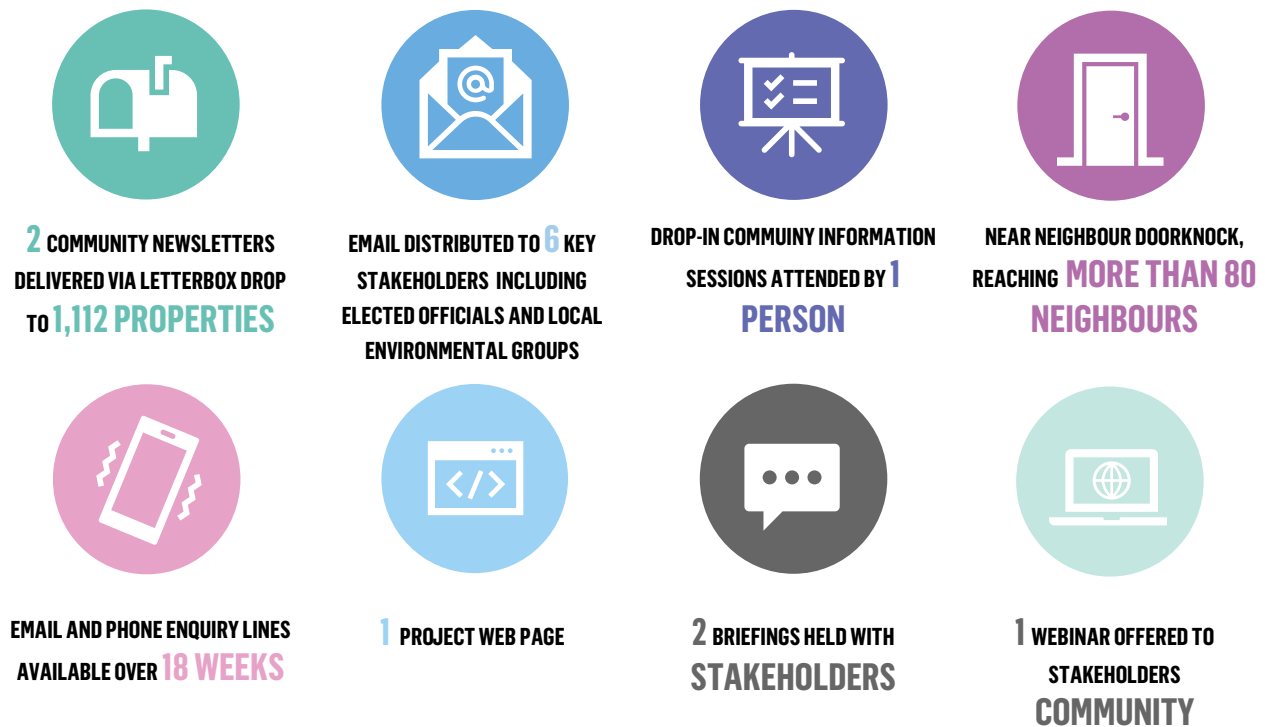
Stakeholder	Engagement objective	Forms of engagement
Metropolitan Local Aboriginal Land Council		- A cultural tour of the site - Workshop with indigenous students and staff - Document and methodology review
- Immediate neighbours on: - Avon Rd - Arilla Rd - Pymble Ave	Consult: obtain feedback on the project by providing balanced and objective information to assist in understanding the proposal's impacts and benefits.	- Door knock (October 2024) - Newsletters (October 2024 and February 2025) - Project webpage (October 2024 and February 2025) - Community information session (October 2024) - Offer of webinar (February 2025) 1800 and email communication channels
- Wider community on streets bounded by: - Pacific Hwy - Livingstone Ave - Ward St - Golfers Pde - Beechwood Rd	Consult: obtain feedback on the project by providing balanced and objective information to assist in understanding the proposal's impacts and benefits.	As above, except door knock
Avondale Golf Club	Consult: obtain feedback on the project by providing balanced and objective information to assist in understanding the proposal's impacts and benefits.	As above
- Community groups: - Friends of Ku-ring-gai Environment (FOKE) - Pymble Action Group for the Environment	Consult: obtain feedback on the project by providing balanced and objective information to assist in understanding the proposal's impacts and benefits.	As above
- School community - Staff and faculty - Students	Inform: provide information on the proposal.	As above

Stakeholder	Engagement objective	Forms of engagement
– Alumni – School Board and senior leadership – Parent's Association		

5. ENGAGEMENT ACTIVITIES

This section outlines the engagement activities that were implemented during the consultation process.

Figure 6 Engagement activities



5.1.1. Door Knock

On 17 October 2024 from 4.00 to 7.00pm a 3-hour door knock was conducted from with immediate neighbours on Avon Road, Arilla Road and Pymble Avenue. The door knock:

- Introduced the project to the neighbours immediately surrounding the College providing information about the concept design, planning process, potential impacts and approach to mitigation measures.
- Provided an opportunity for near neighbours to ask questions, provide feedback and outlined channels available to provide further feedback.
- Invited the community to a Drop-in Community Information Session to find out more about the project, ask questions and provide feedback.
- Provided near neighbours a copy of the first newsletter scheduled for distribution the next day on the 18 October 2024.

5.1.2. Newsletters

On 18 October 2024, the first community newsletter about the proposal was distributed via letterboxes to 1,112 neighbouring properties within the wider community area (as shown in Appendix A). This newsletter:

- Provided information about project as a concept design, as well as information about the planning process, potential impacts and approach to mitigation measures.
- Outlined how the community could give feedback or ask questions about the proposal.
- Invited the community to a Drop-in Community Information Session to find out more about the project, ask questions and provide feedback.

On 11 February 2025, a second community newsletter was distributed to the same properties. This newsletter:

- Provided information about project design changes as well as information about the planning approval process, potential impacts and approach to mitigation measures
- Directed the community to respond to the online SIA survey
- Outlined how the community could give feedback or ask questions about the proposal.
- Invited the community to a webinar to learn more about the project, ask questions and provide feedback.

On 18 October 2024 and 11 February 2025, the two community newsletters were also distributed by email to elected officials, Avondale Golf Club and community groups.

5.1.3. Stakeholder Briefings

Included in the email distribution of the two community newsletters on 17 October 2024 and 11 February 2025 was an offer to provide individual briefings on the proposal to the elected officials, Avondale Golf Club and community groups.

5.1.4. Drop-in Community Information Session

A Drop-in Community Information Session was held on Tuesday 29 October 2024 from 6.00-8.00pm at Pymble Ladies' College. The purpose of this session was to:

- Provide community an opportunity to speak directly to the project team.
- Share with community project plans and visual materials.
- Allow community the opportunity to ask questions and provide feedback on the proposal.

5.1.5. Webinar

A Community Webinar was scheduled to engage the wider community and stakeholder, providing an opportunity to share information about the proposal and address questions from the project team. Community members were invited to register their interest in attending the webinar.

Despite advertising, the community webinar was not held. The two individuals who did register were provided individual briefings. Due to the College's ongoing relationship with these individuals, the briefings were conducted by the College on the site. Notes from these briefings were provided to Urbis and included in this report.

5.1.6. Social Impact Assessment Survey

A social impact assessment survey was conducted to understand the potential social impacts of the proposal and potential mitigation and enhancement measures. The survey was distributed via a community newsletter to 1,112 properties within the local area on 17 October 2024 and 11 February 2025. 40 responses to the survey were received. This includes 16 completed survey response and 26 incomplete responses. These are detailed within the Social Impact Assessment Report submitted with the EIS.

5.1.7. Project Webpage

The project details were shared on Pymble Ladies' College website. The project webpage advertised the Community Information Session and Webinar 2-weeks prior to the scheduled dates, a detailed description of the proposal, a map indicating the location within the campus and frequently asked questions and answers.

5.1.8. Engagement Email and Phone Number

A 1800 number and email address were made available throughout the consultation period, enabling the key stakeholders to ask questions and provide feedback. No calls or emails were received.

6. DETAILED SUMMARY OF ISSUES RAISED

The following table provides a detailed outline of the issues raised by government authorities, service providers and the community, and the project response.

Table 5 Detailed Feedback

Stakeholder	How this stakeholder was consulted	Feedback	Project response
Government authorities:			
- DPHI, specifically the: - Planning and Assessment team	- On 10 September 2024, Urbis Planning emailed DPHI's Planning and Assessment Team requesting a preliminary scoping meeting. On 23 September the preliminary scoping meeting was held. - On 6 November 2024 Urbis Planning and the project team met with the State Design Review Panel (SDRP) to provide an overview of the proposal and obtain feedback.	- DPHI confirmed the Industry Specific SEARs for Schools was applicable to the proposal. - DPHI confirmed a second SDRP meeting was not required. The proposal received support for several elements from the SDRP including: - The approach to Connecting with Country. - The goal to use the natural environment as a teaching tool. - Creation of a new open space on campus that will improve natural light and airflow into the existing buildings. - The use of the atrium as a space to create social	- The feedback received from the SDRP has been addressed and included in the Architectural Design Report prepared by 3XN and included in the EIS. - Refer to the Arborist Report prepared by Tree Survey and included within the EIS. - Refer to the Biodiversity Development Assessment Report prepared by Narla Environmental and included in the EIS. - A Visual Impact Assessment prepared by Urbis and included in the EIS. - Refer to the Water Management Plan prepared by BG&E and submitted with the EIS. - Pymble Ladies' College and the project team will continue to consult with DPHI, provide project updates as required, and offer the opportunity to comment/provide feedback as the project progresses.

Stakeholder	How this stakeholder was consulted	Feedback	Project response
		connections and encourage interactions. ▪ The design of the building's exterior using a flexible system that can be adjusted to have different levels of openness and closure. ▪ The creation of different types of learning spaces, both casual and formal, to make the environment more inclusive of all cultures. ▪ The plan to collect seeds from the trees that are going to be removed in order to grow new ones. SDRP provided the following recommendations: Connecting with Country ▪ Explore ways the proposal's design to better engage with Blue Gum Forest. ▪ Ensure the retention of as much vegetation and trees as possible.	

Stakeholder	How this stakeholder was consulted	Feedback	Project response
		- Analyse the water flow across campus and explore how it can be incorporated it into the landscape design as a teaching opportunity. Site Strategy - Improve the relationship of the proposed building to the existing oval. - Conduct a visual assessment of the building's impact on the streetscape, neighbouring residential sites, and within campus. - Consider water-sensitive urban design. Landscape - Ensure the landscaped areas are well-defined and offer a variety of spaces for different activities and user groups. - Provide an arborist report indicating trees to be removed and mitigation measures. Architecture	

Stakeholder	How this stakeholder was consulted	Feedback	Project response
		▪ Explore design options to allow for users of the building to connect with the landscape. ▪ Ensure the building design relates to the topography. ▪ Demonstrate the atrium can comply with the National Construction Code, Australian Standards. ▪ Explore the opportunity to reorient the atrium to the north to strengthen its relationship with the Blue Gum Forest. ▪ Ensure atrium is usable all year round and not impacted by light. ▪ Improve lighting on the lower ground level. Sustainability and Climate Change ▪ Test the viability to reuse demolition materials.	

Stakeholder	How this stakeholder was consulted	Feedback	Project response
▪ Ku-ring-gai Council, specifically the: – Planning and Assessment team – Traffic and Transport team – Environment team	▪ On 21 August 2024, Urbis Planning emailed Ku-ring-gai Council's Planning and Assessment team requesting a meeting to provide details of the proposed concept design and obtain feedback. A meeting was held on 2 September 2024. ▪ On 27 March 2025 a meeting was held with Ku-ring-gai Council to discuss the proposal and seek feedback.	Ku-ring-gai Council provided feedback on the following matters: Tree removal ▪ Council advised the design should consider retention of trees and vegetation where feasible, protection of retained trees, and replanting within the site and campus, in particular Blue Gum trees. ▪ Council requested additional studies as follows: – An Arboricultural Impact Assessment, Landscape Plan and Vegetation Management Plan be prepared. – Additional elevations to understand the extent of excavation and its impact on trees to be retained close to the site. Biodiversity ▪ Council highlighted the need to protect and maintain biodiversity of the site and campus broadly.	Tree removal ▪ The following reports have been prepared and submitted with the EIS: – Arboricultural Impact Assessment A Landscape Plan – Vegetation Management Plan. ▪ The proposal has been designed to retain and protect trees where feasible. ▪ Trees to be removed will undergo seed propagation, specifically Blue Gums and Sydney Turpentine Ironbark Forest species. ▪ 54 high quality new trees are proposed to be planted within the site as part of landscaping. Biodiversity ▪ A Biodiversity Development Assessment Report has been prepared and submitted with the EIS and proposes measures to maintain and protect biodiversity on the site and campus. Water Management ▪ A Water Management Plan has been prepared and submitted with the EIS. It includes

Stakeholder	How this stakeholder was consulted	Feedback	Project response
		▪ Council advised the proposal is likely to require a Biodiversity Development Assessment Report (BDAR). Water management ▪ Council advised onsite stormwater detention is required and requested a Stormwater Management Plan be prepared. Traffic and parking ▪ Council noted the proposal results in a loss of four on-site parking spaces and this reduction in parking is not supported. ▪ Council requested the proposal demonstrates the ability to accommodate the largest service vehicle required to access the loading dock. ▪ Council requested a Traffic Impact Assessment Report be prepared assessing the proposal's parking arrangements and impact on surrounding road network.	measures to manage stormwater and drainage on the site including onsite detention. Traffic and parking ▪ The following reports have been prepared and submitted with the EIS: – Traffic Impact Assessment – Preliminary Construction Traffic Management Plan – Green Travel Plan. ▪ Parking for construction vehicles including construction staff parking will be provided within the campus. ▪ Construction hours are proposed to occur outside school pick-up and drop-off times and peak periods. ▪ The proposal will not increase the number of students or staff on site. Therefore, there will be no additional parking demand or traffic. ▪ The use of the loading dock for deliveries and waste collection will be scheduled outside busy traffic periods. Waste management

Stakeholder	How this stakeholder was consulted	Feedback	Project response
		- Council requested a plan be prepared outlining how construction vehicle traffic will be managed. Waste management - Council requested the number of bins proposed, location for bin collection be provided and details of how the bins will be collected. Excavation - Council requested a Geotechnical Report be prepared and include recommendations for monitoring vibration during excavation. - Council requested groundwater levels are checked to see if long-term dewatering is required. If so, the NSW Office of Water will need to be engaged to obtain the required licenses. Heritage - Council confirmed the buildings proposed to be demolished are	- A Waste Management Plan has been prepared and submitted with the EIS. It provides the details of bins and collection during operation. Excavation - A Geotechnical Report has been prepared and submitted with the EIS. - Groundwater seepage is expected during excavation and will be controlled using gravity drainage and conventional sump and pump techniques. Long-term dewatering is not required. Heritage - A Heritage Impact Statement and Archaeological Report has been prepared and submitted with the EIS. Visual and noise impacts - An Acoustic Report has been prepared and submitted with the EIS. - It includes an assessment of operational noise and mitigation measures. - A Visual Impact Assessment has been prepared and submitted with the EIS.

Stakeholder	How this stakeholder was consulted	Feedback	Project response
		not heritage listed, and their demolition is acceptable. Visual and noise impacts ▪ Council requested: – Visual and noise impacts from the proposal be mitigated with measures such as hours of operation. – The proposal's materials and colours be selected to complement the natural surroundings, specifically the Blue Gums along the northern side of the building.	– The proposal's materials and finishes have been selected to relate to the surrounding vegetation and Blue Gums. The preliminary materials and finishes' details are included in the EIS. The final details will be selected during the detailed design phase. ▪ Pymble Ladies' College and the project team will continue to consult with Ku-ring-gai Council, provide project updates as required, and offer the opportunity to comment/provide feedback as the project progresses.
– Social Planner	▪ On 7 May 2024, Urbis Social Planning held an online meeting with Ku-ring-gai Council's Social Planner to inform the Social Impact Assessment (SIA).	▪ It was noted: – The proposal's Science, Technology, Engineering and Mathematics (STEM) focused infrastructure and opportunities align with public policy directions and a recent focus on supporting 'Women in STEM.' – The range of formal and informal spaces will provide	▪ The proposal will not generate any additional traffic during operation. A Traffic Impact Assessment, Preliminary Construction Traffic Management Plan and Green Travel Plan has been prepared and is included within the EIS. ▪ The College has committed to all construction vehicles being parked on-campus and not on local streets. It is proposed these vehicles will enter the campus via Gate 2 along Avon Road.

Stakeholder	How this stakeholder was consulted	Feedback	Project response
		opportunities for students to socialise and connect. Concerns were raised regarding potential construction impacts including noise and traffic.	- A noise and Vibration Impact Assessment has been prepared and submitted with the EIS and suggests mitigation measures to reduce noise and vibration impacts during construction. - Pymble Ladies' College and the project team will continue to consult with Ku-ring-gai Council, provide project updates as required, and offer the opportunity to comment/provide feedback as the project progresses.
Relevant Agencies:			
Sydney Water	On 31 February 2025, Arup contacted Before You Dig via their online query form to provide information about the proposal and request feedback.	Plans for utilities in and around the site were provided, including water.	Utilities were reviewed and design is based on knowledge of in-ground utilities
Transport for NSW (TfNSW)	The proposal is located and surrounded by local roads not on TfNSW roads. The proposal will not generate additional traffic. Therefore, consultation is not considered relevant/necessary.	No engagement has been undertaken with TfNSW.	TfNSW will have the opportunity to review and provide feedback on the proposed post-lodgement, via formal exhibition period.

Stakeholder	How this stakeholder was consulted	Feedback	Project response
Ausgrid	On 14 February 2025, Arup contacted Ausgrid providing information about the proposal and requesting feedback.	Ausgrid provided an email response advising no specific advice can be provided at this stage in the proposal.	Pymble Ladies' College and the project team will continue to consult with Ausgrid, provide project updates as required, and offer the opportunity to comment/provide feedback as the project progresses.
Elected officials:			
- Ku-ring-gai Council Mayor and Councillors - State Member for Wahroonga – Mr Alister Henkins MP	On 27 October 2024 and 11 February 2025 Urbis Engagement on behalf of Pymble Ladies' College contacted Ku-ring-gai Council Mayor and Councillors and the State member for Wahroonga to provide information on the proposal and offer a briefing.	At the time of writing this report, there has been no response received.	Pymble Ladies' College and the project team will continue to consult with and provide project updates to the elected official as required and offer the opportunity to comment/provide feedback as the project progresses.
Aboriginal:			
- Metropolitan Local Aboriginal Land Council - Uncle Laurie Bimson, Guringai Tours - Uncle Bob and Auntie Pam Young, Konanggo Cultural Heritage Services	- As part of the Connecting with Country Framework process: - On 7 February 2025, Artefact organised a cultural tour with Uncle Laurie Bimson on Garigal Country attended by project team members. - On 11 February 2025, Artefact held a workshop at Pymble	- The students and staff responded positively to the designs shared by the project team and recommended inclusion of Aboriginal artworks in the design. - Feedback from this consultation is included in the ACHAR.	- Refer to the Connecting with Country Framework included in this EIS. - Refer to the ACHAR included in this EIS.

Stakeholder	How this stakeholder was consulted	Feedback	Project response
- Tim Selwyn, GirriGirra - Indigenous students at the College - Lilly Carroll – Didge Ngunawal Cland - Amanda Hickey Cultural Services - Carolyn Hickey – A1 Indigenous Services	Ladies' College with Indigenous students and staff, the project team and Aboriginal knowledge holders to obtain input on the design for the Connecting with Country Framework process. As part of the Aboriginal Cultural Heritage Assessment Report (ACHAR) for the project, Artefact consulted with registered Aboriginal parties to determine the cultural significance of objects and/or places on and surrounding the site.		
Community:			
- Immediate neighbours on streets bounded by: - Avon Rd - Arilla Rd - Pymble Ave	On 17 October 2024, Urbis Engagement and Pymble Ladies' College conducted a door knock to the closest 83 residential neighbours.	- During the door knock, the following feedback was provided: Traffic and Transport: - Concerns were raised regarding traffic and parking during operation and construction phases. Height, bulk and scale:	- Urbis Engagement and Pymble Ladies' College provided the following responses to areas of concern: Traffic and Transport: - The proposal will not generate any additional traffic during operation. A Traffic Impact Assessment, Preliminary Construction Traffic Management Plan and

Stakeholder	How this stakeholder was consulted	Feedback	Project response
		- Some community members raised are concerned about the building size, in particular the height and potential to create overshadowing. Noise: - One community member raised concerns about potential noise and vibration impacts during construction. Loss of green space: - Several community members noted concerns regarding potential loss of green space. Support: - Several neighbours expressed support for the proposal. - The attractiveness of the building design was noted. - Some neighbours with children attending the school noted their excitement regarding the inclusion of a Robotics Lab.	Green Travel Plan has been prepared and is included within the EIS. - The College has committed to all construction vehicles being parked on-campus and not on local streets. It is proposed these vehicles will enter the campus via Gate 2 along Avon Road. Height, bulk and scale: - The position of the proposed building along the northern boundary of the College campus results in no overshadowing impacts to neighbouring properties. Noise: - A noise and Vibration Impact Assessment has been prepared and submitted with the EIS and suggests mitigation measures to reduce noise and vibration impacts during construction. Loss of green space: - The proposal significantly increases the green space on campus. The new proposed Campus Commons and building contribute to this through extensive planting zones, a central lawn and a green roof.

Stakeholder	How this stakeholder was consulted	Feedback	Project response
			Urbis Engagement and Pymble Ladies' College will continue to keep the immediate neighbours informed if there are any future changes to the proposal.
	A Community Information Session was held on Tuesday 29 October 2024 from 6.00-8.00pm at Pymble Ladies' College. One resident of Avon Road attended.	The feedback was generally supportive of the proposal.	Urbis Engagement and Pymble Ladies' College will continue to keep the immediate neighbours informed if there are any future changes to the proposal.
	On 3 March 2025, Pymble Ladies' College provided an in-person briefing to two immediate neighbours to provide an overview of the proposal, answer their queries and obtain feedback.	- The residents: - Noted during school peak pick-up and drop-off time the traffic around the College is heavily congested. They acknowledged heavy traffic is to be expected around a school during these times. - Queried what are the anticipated visual impacts from the proposal on immediate neighbours along Avon Road.	- The proposal will not generate any additional traffic during operation. A Traffic Impact Assessment has been prepared and is included within the EIS. - A Visual Impact Assessment Report has been prepared and submitted with the EIS. The proposed building is set back from the site boundaries along Avon Road. The significant vegetation and mature trees along this boundary are retained reducing visual impacts to neighbouring properties along Avon Road. - Noise mitigation measures are being considered including acoustic screening

Stakeholder	How this stakeholder was consulted	Feedback	Project response
		– The residents queried whether there will be any noise impacts from the proposal.	between the proposed Campus Commons and the neighbours on Avon Road.
▪ Wider community on streets bounded by: – Pacific Hwy – Livingstone Ave – Ward St – Golfers Pde – Beechwood Rd	▪ On 27 October 2024, a community newsletter was distributed to 1,112 residences and 11 businesses in the area surrounding the site to introduce the proposal. ▪ On 14 February 2025, a newsletter was distributed to 1,112 residences and 11 businesses surrounding the site. It provided updated information about the proposal, its potential impacts to surrounding community, and invited feedback via a Social Impact Assessment (SIA) survey, 1800 number or enquiry email.	▪ At the time of writing this report, there has been no community feedback received.	▪ Urbis Engagement and Pymble Ladies' College will continue to keep the wider community informed if there are any future changes to the proposal.

Stakeholder	How this stakeholder was consulted	Feedback	Project response
Avondale Golf Club Pymble	As Above	At the time of writing this report, there has been no response or feedback received.	Urbis Engagement and Pymble Ladies' College will continue to keep the Avondale Golf Club Pymble informed if there are any future changes to the proposal.
Friends of Ku-ring-gai Environment (FOKE)	As above	FOKE registered to attend the Webinar. Due to lack of registrations for the Webinar, the webinar was cancelled and an in-person briefing offered to the individual from FOKE who registered for the Webinar. A briefing meeting date is yet to be scheduled.	Urbis Engagement and Pymble Ladies' College is committed to FOKE informed and updated on the proposal as it progresses.
Pymble Action Group for the Environment	As above	At the time of writing this report, there has been no response or feedback received.	Urbis Engagement and Pymble Ladies' College will continue to keep the Pymble Action Group for the Environment informed if there are any future changes to the proposal.

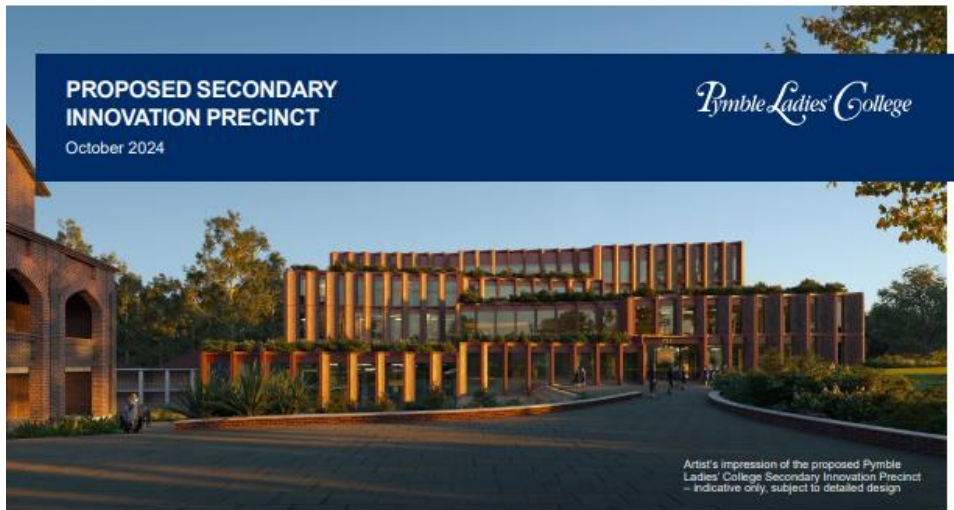
7. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

Pymble Ladies' College will continue to keep stakeholders, and the community informed of the project approval process through the exhibition and determination phases. Despite the low community interest during the engagement process, the College will:

- Continue to engage with the community about the project, its impacts, and the approval process.
- Enable the community to seek clarification about the project through the two-way communication channels.

By maintaining open lines of communication and actively seeking community feedback, Pymble Ladies' College aims to build a project that reflects the needs and aspirations of all stakeholders.

APPENDIX A COMMUNITY NEWSLETTER 1



Pymble Ladies' College is in the early stages of developing a Secondary Innovation Precinct within its main campus at Avon Road, Pymble.

The Secondary Innovation Precinct is the final development in the College Master Plan and will deliver diverse learning spaces, designed to foster STEM-based programs and facilities for year 11 and 12 students.

As a valued neighbour and member of our local community, we welcome your involvement in the early stages of this project.

A Concept Design for the Precinct has been produced and includes:

- ▶ Demolition of several internal buildings onsite.
- ▶ Construction of a terraced five-storey building presenting as three-stories from main vantage point.
- ▶ A central open atrium.
- ▶ A robotics lab, a multi-purpose dining hall, large lecture hall, and study & learning rooms.
- ▶ Diverse learning spaces including general learning studios, break out spaces, hybrid areas and common areas.
- ▶ External terraces for outdoor learning and flexible learning.
- ▶ A campus green, including an amphitheatre, for outdoor learning and events.

WE HEARD WHAT IS IMPORTANT TO YOU

Pymble Ladies' College is working to ensure the proposal is designed and delivered with the safety and comfort of our students and neighbours as a priority. We have developed a proactive and comprehensive engagement program that will keep our neighbours informed about the project and provide avenues for ongoing feedback.

We recognise that minimising potential additional traffic impacts on surrounding streets is a high priority for our neighbours. The proposal's location within the campus has been chosen to ensure it will not impact our neighbours' privacy or solar access. We understand managing impacts from construction including noise, dust, and ensuring safety on the surrounding streets is very important.

PYMBLE LADIES' COLLEGE MASTER PLAN 2020

The Secondary Innovation Precinct is proposed to be the final development in the Master Plan.



COMMUNITY CONSULTATION

We are committed to genuinely engaging with our neighbours and the community through a collaborative and transparent process.

We will consult with our community throughout the development of the Secondary Innovation Precinct:



ABOUT PYMBLE LADIES' COLLEGE

Pymble Ladies' College opened its gates more than 100 years ago as an independent school educating girls from Kindergarten to Year 12 to become compassionate and influential young women with the hearts and minds to make the world a better place for all.

The College's five core values of Care, Courage, Integrity, Respect and Responsibility affirm its commitment to the Christian heritage of Pymble Ladies' College and identity as a Uniting Church School in Australia.

The College's Strategic Direction, Watch Us Change the World provides a framework and focus for all aspects of teaching and learning, with an emphasis on developing the whole student in all areas in her life.

COMMUNITY DROP-IN SESSION

You are invited to attend a community information session. Feel free to drop by any time to find out more about the proposal and speak directly to the project team.

Date: Tuesday 29 October 2024

Time: 6.00 – 8.00 pm (drop by any time)

Location: Common Room, Lower Colonnade, Pymble Ladies' College

FOR MORE INFORMATION

Visit: <https://www.pymblelc.nsw.edu.au>

CONTACT US

Pymble Ladies' College has commissioned Urbis Engagement to collect your feedback and provide further information about the Secondary Innovation Precinct project. You can reach the team on:

✉ communityengagement@pymblelc.nsw.edu.au

☎ 02 9497 7840

PROPOSED SECONDARY INNOVATION PRECINCT

February 2025





Artist's impression of the proposed Pymble Ladies' College Secondary Innovation Precinct – indicative only, subject to detailed design.

Last October, Pymble Ladies' College shared a newsletter introducing its proposal for a Secondary Innovation Precinct (Precinct) within its main campus at Avon Road, Pymble.

The proposal provides an opportunity to incorporate state-of-the-art flexible learning spaces designed to support the diverse needs of students with a focus on Science, Technology, Engineering and Mathematics (STEM), educating students for tomorrow's careers.

This newsletter provides an overview of the proposal, next steps, and how you provide feedback.

CONSIDERING OUR STUDENTS AND NEIGHBOURS

Pymble Ladies' College is working with a range of technical experts who are undertaking a series of assessments to ensure the proposal is designed and delivered with students and neighbours in mind. These experts are undertaking a series of assessments to identify how impacts associated with construction and operation of the proposal can be appropriately mitigated.

The College recognises minimising traffic and parking impacts is a high priority for the surrounding neighbours. The proposal is not anticipated to generate an increase in traffic or parking demand once operational. Should the proposal be approved, a Construction Traffic Management Plan will be prepared. All construction vehicles will be parked within the College campus.

The proposal's location within the campus has been chosen to ensure minimal impact on neighbour's privacy and solar access.

WHAT IS BEING PROPOSED?

Pymble Ladies' College is seeking approval from the Department of Planning, Housing and Infrastructure (DPHI) for its proposal to deliver the Precinct. The proposal is the final piece in the Pymble Ladies' College Master Plan 2020.

A Concept Design for the Precinct has been produced and includes:

- ▶ Demolition of the current Isabel Harrison Administration and Reception building, Dorothy Knox House and the Robert & Jack Vicars buildings on the site.
- ▶ Site preparation including excavation, service installation, and vegetation and tree removal.
- ▶ Construction of a terraced five-storey building presenting as three-stories from main vantage point including:
 - A central open atrium.
 - A robotics lab, a multi-purpose dining hall, large lecture hall, and study & learning rooms.
 - Diverse learning spaces including general learning studios, break out spaces, hybrid areas and common areas.
 - External terraces for outdoor learning and flexible learning.
- ▶ A campus green, including an amphitheatre, for outdoor learning and events will connect the building to the rest of the campus.
- ▶ Pedestrian access at southern point of the building, and additional access point is provided into building from the Campus Commons to the west.
- ▶ Minor realignment existing access road at the Flagpole Lawn.
- ▶ Vehicle access to the basement level from the existing rear service road and two car parking spaces.
- ▶ Associated landscaping.



PLANNING PATHWAY

Pymble Ladies' College is seeking approval to construct and operate the Precinct. The College is seeking approval for the proposal from the DPHI through a State Significant Development Application (SSDA) process.

OCTOBER 2024 | PROJECT INTRODUCTION

Sharing the project with the surrounding community and key stakeholders.

JANUARY 2025

Pymble Ladies' College requested and received from the DPHI Secretary's Environmental Assessment Requirements (SEARs). The SEARs ensure government agencies and relevant service providers are informed and provided with the opportunity to request certain information be addressed within the SSDA.

FEBRUARY 2025 | WE ARE HERE

An Environmental Impact Statement (EIS) is being prepared which will assess any potential impacts from construction and operation and suggest mitigation measures. The College is seeking feedback from its neighbours and community to help inform the EIS.

EARLY 2025 | LODGEMENT

Pymble Ladies' College will formally lodge the SSDA and the DPHI will publicly exhibit the proposal.

- The College is expecting a determination within 12 months of lodging the SSDA.
- If approved, construction will begin during the summer school holiday period from late 2025 with the aim to open early 2029.

ABOUT PYMBLE LADIES' COLLEGE

Pymble Ladies' College opened its gates more than 100 years ago as an independent school educating girls from Kindergarten to Year 12.

The College's five core values of Care, Courage, Integrity, Respect and Responsibility affirm its commitment to the Christian heritage of Pymble Ladies' College and identity as a Uniting Church School in Australia.

WEBINAR

You are invited to attend a Webinar to find out more about the proposal and speak directly to the project team.

Date: **Thursday 27 February 2025**

Time: **7.00-8.30pm** (Please be aware the webinar may conclude early).

Platform: **Zoom**. Please register your interest to attend via the contact details below. A Zoom link will be sent to you.

FIND OUT MORE AND PROVIDE YOUR FEEDBACK

Pymble Ladies' College is committed to ensuring the proposal is designed and delivered with the safety and comfort of our students and neighbours as a priority.

The College has commissioned Urbis Engagement to collect your feedback and provide further information about the Secondary Innovation Precinct project. You can reach the team on:

✉ communityengagement@pymblelc.nsw.edu.au

☎ 02 9497 7840

SOCIAL IMPACT ASSESSMENT SURVEY

Urbis is preparing a Social Impact Assessment (SIA) survey as part of the SSDA. To inform the assessment of social impacts and benefits, we are seeking feedback from the community to better understand the needs of the local area.

The survey is open until 5pm on **Friday 28 February**.

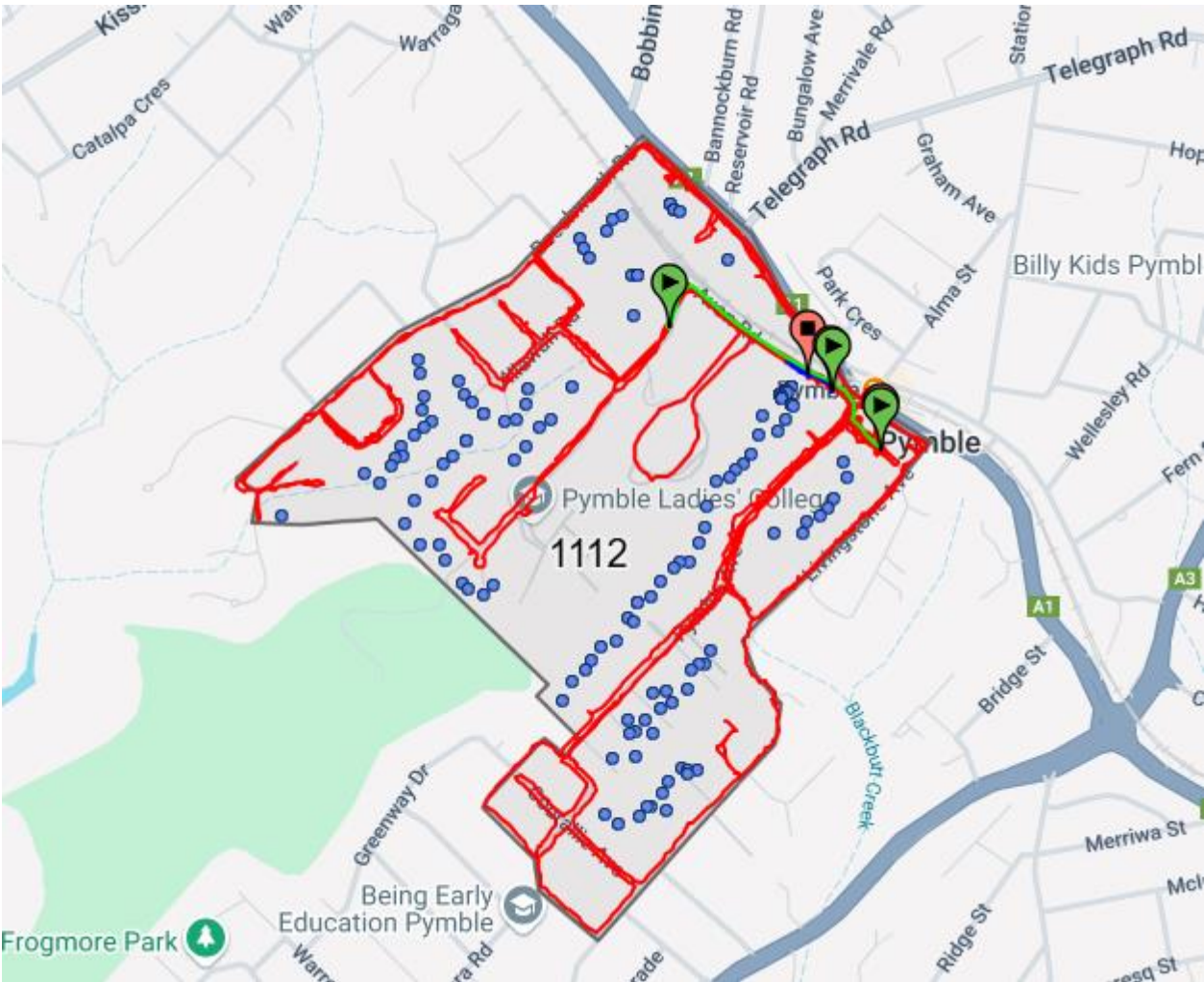
Scan the QR code with your phone or access the survey here: urbis.questionpro.com.au/PymbleSIA



FOR MORE INFORMATION

www.pymblelc.nsw.edu.au/secondary-innovation-precinct

APPENDIX C COMMUNITY NOTIFICATION DISTRIBUTION AREA



8. **DISCLAIMER**

This report is dated 28 April 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Pymble Ladies' College (**Instructing Party**) for the purpose of Engagement Outcomes Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

